

Virginia Enterprise Zones

Local Zone Descriptions

The Virginia Enterprise Zone Program
April 2005

Virginia Department of Housing and
Community Development
501 North Second Street
Richmond, Virginia 23219
(804) 371-7030

EZONE@dhcd.virginia.gov
www.dhcd.virginia.gov



Department of Housing and
Community Development

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INTRODUCTION

The Virginia Enterprise Zone program was established by the General Assembly in 1982 through passage of the Virginia Enterprise Zone Act (§59.1-270 through §59.1-284 of the Code of Virginia). The purpose of the program is to stimulate business and industrial growth in such

STATE INCENTIVES

In addition to local incentives, the following state incentives are available to help encourage business expansion and new business development within an enterprise zone:

- (1) Ten-year *general income tax credit* against state tax liability in an amount up to 80 percent in year one and 60 percent in years two through ten. For businesses investing \$15 million and creating 50 jobs the amount of credit is subject to negotiation between the business and DHCD.
- (2) *Real property improvement tax credit* equal to an amount of up to 30 percent of qualified improvements to real property with a maximum amount of up to \$125,000 within a five-year period. For rehabilitation projects the business must be an owner-occupant of the property or a tenant making leasehold improvements.
- (3) *Investment tax credit* against state tax liability for businesses investing \$100 million and creating 200 jobs. The percentage amount is negotiable and could be worth up to five percent of the investment.
- (4) *Job grants* of up to \$100,000 per year for full-time, permanent employment positions created by new or expanding businesses. Grant amounts equal \$1,000 for zone residents hired and \$500 for any other positions for each year of a three-year period.

For more information, contact:

**Virginia Department of Housing and Community
Development,
501 North Second Street
Richmond, Virginia 23219-1321
(804) 371-7030,
EZONE@dhcd.virginia.gov
www.dhcd.virginia.gov**

areas, which would result in neighborhood, commercial and economic revitalization of such areas of the Commonwealth by means of regulatory flexibility and tax incentives. An enterprise zone is a distinct geographical area of a county, city or town that is designated by the Governor for a period of 20 years.

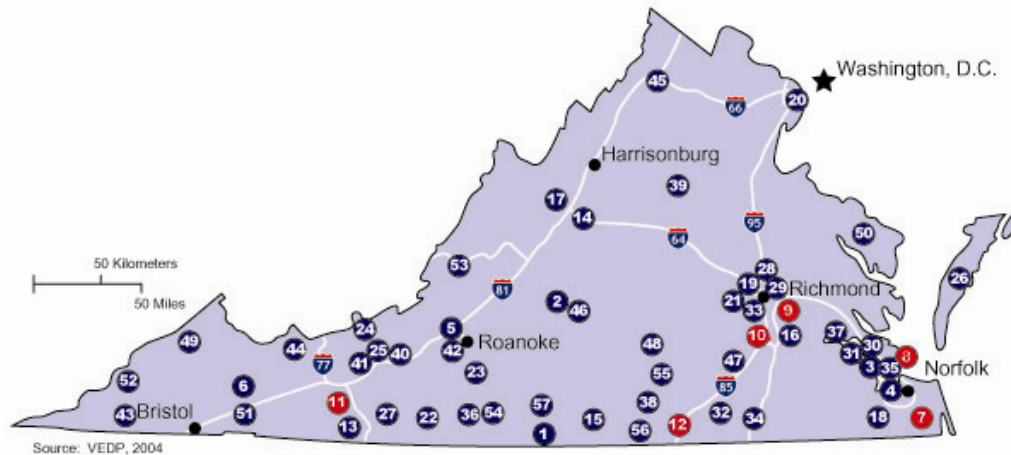
The Virginia Department of Housing and Community Development (DHCD), Office of Community Revitalization and Development administers the program guided by the Virginia Enterprise Zone Program Regulations. The regulations specify criteria and procedures for enterprise zone administration, designation and amendment, and defining the qualification criteria for participating businesses. Each designated enterprise zone has a Local Zone Administrator who is responsible for overseeing the local program and assisting businesses in obtaining state and local incentives.

Fifty-seven zones are currently designated. This publication highlights each of the zones and describes some of the local incentives that are available. Complete information on local zones can be obtained from the local office listed at the end of each zone summary.

IMPORTANT: Contact the local zone office to receive a complete list of local incentives. This document provides highlights, not an entire listing of local incentives.

MAP OF ZONES

Virginia's Enterprise Zones



- | | | |
|----------------------------|--|---|
| 1 Danville | 18 Suffolk | 41 Town of Pulaski |
| 2 46 Lynchburg | 19 29 Richmond | 43 Scott |
| 3 30 31 Newport News | 28 Richmond/Henrico | 44 Tazewell |
| 4 Norfolk / Portsmouth | 20 Alexandria | 45 Warren |
| 5 42 Roanoke | 21 33 Chesterfield | 47 Dinwiddie / Petersburg |
| 6 Saltville / Smyth County | 22 Patrick/Stuart | 48 Charlotte / Lunenburg / Prince Edward |
| 7 Chesapeake | 23 Rocky Mount | 49 Dickenson / Clintwood / Haysi |
| 8 39 Hampton | 24 Narrows | 50 Lancaster / Northumberland / Richmond / Westmoreland / Kilmarnock / Warsaw |
| 9 Hopewell | 25 40 Pulaski | 51 Smyth / Washington / Chilhowie / Glade Spring |
| 10 Petersburg | 26 Accomack / Northampton | 52 Wise |
| 11 Carroll / Wythe | 27 Carroll / Hillsville | 53 Alleghany / Clifton Forge / Covington |
| 12 South Hill | 32 Brunswick / Lawrenceville | 55 Lunenburg / Kenbridge / Victoria |
| 13 Galax | 34 Greenville | 56 Mecklenburg / Clarksville |
| 14 Waynesboro | 36 54 Martinsville / Henry | 57 Pittsylvania / Danville |
| 15 Halifax / South Boston | 37 James City | |
| 16 Prince George | 38 Mecklenburg / South Hill / LaCrosse | |
| 17 Staunton | 39 Town of Orange | |

Designation of these zones expired on 12/31/2004. Businesses that have qualified for state incentives prior to this date or are planning to qualify for a taxable year that ended on or prior to this date should contact the Department of Housing and Community Development at 804-371-7066 or EZONE@dhcd.virginia.gov for more information.

ACCOMACK AND NORTHAMPTON COUNTIES (1995)

VIRGINIA ENTERPRISE ZONE #26

Accomack and Northampton Counties are located on the south end of the Delmarva Peninsula, strategically situated midway along the Atlantic Seaboard. The enterprise zone comprises 2,069 acres in Northampton County including a subzone in the southern portion of the county. The enterprise zone encompasses 3,385 acres in Accomack County including a subzone in parts of Chincoteague/Wallops. The zone has a blend of land uses and includes a deep-water port. There are several industrial and business-commercial development clusters throughout the zone.

Jointly Offered Local Incentives

DISCOUNTED SITE PURCHASE COSTS

For sites located in the Accomack County Airport Industrial Park, based on the number of new jobs created.

MICROENTERPRISE LOAN PROGRAM

Loans available to aid small business expansion or small business start-ups.

Northampton County Local Incentive

REHABILITATED REAL ESTATE TAX EXEMPTION

Tax exemptions from real estate tax on increase in assessed property value resulting from certain rehabilitations of commercial or industrial real estate.

Local Contacts

Contact the local zone administrators for complete information about the location of this zone and the local incentives offered.

Accomack County
County Administrator's Office
Post Office Box 388
Accomack, Virginia 23301
(757) 787-5700

Northampton County
County Administrator's Office
Post Office Box 66
Eastville, Virginia 23347
(757) 678-0440

ALLEGHANY COUNTY, COVINGTON AND CLIFTON FORGE (2001) VIRGINIA ENTERPRISE ZONE #53

The Alleghany Highlands enterprise zone comprises 3,712 acres. The Alleghany County portion of the zone is 3,215 acres. The City of Covington portion is 320 acres. The Town of Clifton Forge portion is 177 acres. The zone is made up of predominantly industrial uses with some commercial, residential and agricultural uses also occurring. The zone runs along Interstate 64 between Covington and Clifton Forge and includes the downtown districts of these two jurisdictions.

Jointly Offered Local Incentives

REAL ESTATE TAX INCENTIVE

A real estate tax incentive for new or expanding businesses that increase employment by five employees.

MACHINERY AND TOOLS TAX INCENTIVE

An incentive in the form of a grant for qualified businesses located within the zone.

REDUCTION OF UTILITY CONSUMER'S TAX

Qualified new businesses will receive a three-year, decreasing reduction on utility taxes.

REDUCTION OF BUSINESS LICENSE TAX

Reduction of business license taxes for qualified businesses.

WAIVER OF ZONING FEES

Fee waivers for rezonings occurring within the zone.

Covington Local Incentives

SMALL BUSINESS LOAN PROGRAM

Small business loans available for qualified businesses located within the City of Covington's portion of the zone.

Local Contacts

Contact the zone administrators for more information on local incentives and the boundaries of this zone.

Alleghany Highlands Economic Development Corporation
1000 Dabney Drive
Clifton Forge, VA 24422
(540) 862 - 9636

ALEXANDRIA (1994)

VIRGINIA ENTERPRISE ZONE #20

The City of Alexandria's enterprise zone is located in the northeast sector of the city, which is the most densely populated in the state of Virginia. The zone consists of 690 acres of commercial, industrial, residential and institutional property. The primary focus of the zone is Mt. Vernon Avenue, which provides 418,000 square feet of neighborhood retail oriented stores. Another area of focus is the commercial and industrial area located adjacent to Jefferson Davis Highway. This 57-acre industrial corridor includes heavy commercial and warehouse uses, as well as vacant and under-utilized sites that are available for development.

Local Incentives

SMALL BUSINESS FINANCING

Low-interest SBA 504 loans available for expanding small businesses to be used for fixed assets or working capital.

HOME REHABILITATION LOANS

No-interest, deferred payment loans and grants for qualified applicants for rehabilitation of owner-occupied properties.

ACCELERATED DEVELOPMENT PROCESSING

A fast-track permit processing for development activities within the zone.

LABOR POOL INFORMATION

Available labor pool information provided to businesses.

CRIME PREVENTION PROGRAM

Crime prevention and education for businesses and residents.

Local Contact

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

Alexandria Economic Development Partnership, Inc.
1729 King Street, Suite 410
Alexandria, Virginia 22314
(703) 739-3820

BRUNSWICK COUNTY AND LAWRENCEVILLE (1996)

VIRGINIA ENTERPRISE ZONE #32

The joint enterprise zone of Brunswick County and the Town of Lawrenceville comprises 2,833 acres. The county's portion is 2,565 acres located along U.S. Highway 58 and includes industrial park facilities, the airport and commercial areas. Lawrenceville's portion is 268 acres along Business 58 encompassing the downtown and industrial facilities.

Jointly Offered Local Incentives

REHABILITATED REAL ESTATE TAX EXEMPTION

Exemptions from real estate tax for qualified existing business renovations/expansions, new business construction, rehabilitations of vacant structures, and residential rehabilitations/renovations.

FAST TRACK PERMITTING

Expanded staff assistance and priority consideration in applying for local permits and zoning changes.

Brunswick County Local Incentives

MACHINERY AND TOOLS TAX INCENTIVE

Five-year decreasing incentive for qualified new businesses and industries.

A DISCOUNT OF SITE PURCHASE COSTS

For cash purchases of land within the county's industrial park, a discount on the fair market value, based on number of new jobs created.

LOW OR NO INTEREST FIXED ASSET LOANS

No interest financing for the first two years and three percent below prime for years three through five for qualified businesses in the industrial park making a minimum amount of fixed asset improvements.

WAIVER OF BUILDING PERMIT FEES

Waiver of building permit fees for business renovation and rehabilitation, new business construction, and newly constructed residential property meeting certain minimum cost requirements.

Lawrenceville Local Incentives

WAIVER OF BUSINESS, PROFESSIONAL, AND OCCUPATION LICENSE (BPOL) TAX
Five-year decreasing waiver on licensing taxes for qualified businesses.

WAIVER OF WATER AND SEWER CONNECTION FEES
Waiver of water and sewer connection fees for new qualified structures.

Local Contacts

Contact the zone administrators for more information on local incentives and the boundaries of this zone.

Brunswick County
Brunswick County IDA
Post Office Box 48
Lawrenceville, Virginia 23868
(434) 848-0248

Lawrenceville
Town of Lawrenceville
400 North Main Street
Lawrenceville, Virginia 23868
(434) 848-2414

CARROLL COUNTY AND HILLSVILLE (1995)

VIRGINIA ENTERPRISE ZONE #27

The Carroll County/Town of Hillsville enterprise zone consists of 1,835 acres. The county portion of the zone comprises 1,520 acres and the Town of Hillsville portion is 315 acres. The majority of the land use in the zone is agricultural with some industrial and commercial uses. There is substantial acreage available for development.

Carroll County Local Incentives

WATER AND SEWER RATE CREDITS

Five-year decreasing credit on water and sewer rates to qualified businesses.

BUILDING PERMIT FEE WAIVERS

Waiver of building permit fees to qualified businesses.

JOB GRANT

A grant of \$250 per job created for qualifying new or expanding businesses.

MACHINERY AND TOOLS TAX INCENTIVE

A five-year descending incentive based on the machinery and tools tax for qualified projects.

REAL PROPERTY TAX INCENTIVE

A five-year descending incentive based on the real property tax for qualified projects.

Hillsville Local Incentives

WATER AND SEWER HOOK-UP WAIVERS

Waiver of water and sewer hook-up fees.

REDUCTION OF WATER AND SEWER CHARGES

Fifty percent reduction of water and sewer charges for six months.

WAIVER OF INSPECTOR'S FEE

Waiver for one year of inspection fees for building permits issued.

REDUCTION IN ZONING PERMIT FEES

Fifty percent reduction of zoning permit fees for one year.

Local Contacts

Contact the zone administrators for more information on local incentives and the boundaries of this zone.

Carroll County
County Administrator's Office
605-1 Pine Street
Hillsville, Virginia 24343
(276) 728-3331

Hillsville
Town Manager's Office
Post Office Box 545
Hillsville, Virginia 24343
(276) 728-2128

CHARLOTTE, LUNENBURG AND PRINCE EDWARD COUNTIES (2000) VIRGINIA ENTERPRISE ZONE #48

This enterprise zone is located in Southside Virginia in the counties of Charlotte, Lunenburg, and Prince Edward. It has a total acreage of 2,299 and contains the 400-acre Virginia's Heartland Regional Industrial Park and the 78-acre Charlotte County Industrial Park. The Prince Edward County portion of the zone spans 1,121 acres. The zone also consists of 772 acres in Charlotte County and 404 acres in Lunenburg County.

Local Incentives

REAL ESTATE TAX GRANT

Three-year investment grant equal to a percentage of real estate taxes paid based on company's average hourly wage rate. Companies must invest \$7 million and create 75 full-time jobs.

MACHINERY AND TOOLS TAX INCENTIVE

Three-year investment grant equal to a percentage of machinery and tool taxes paid based on company's hourly wage rate for qualified zone businesses. Companies must invest \$7 million and create 75 full-time jobs.

SITE PURCHASE DISCOUNT

Discount on the fair market value of land for businesses locating in the zone. Companies must invest \$7 million and create 75 full-time jobs.

WORKFORCE TRAINING ASSISTANCE

Training assistance to help businesses in preparing employees for career advancement.

FAST TRACK PERMITTING

Streamlined permitting process for businesses.

TECHNOLOGY ASSISTANCE

Assess the technology needs and barriers and provide technology assistance to companies locating in the industrial park.

Local Contacts

Contact the zone administrators for more information on local incentives and the boundaries of this zone.

Charlotte County
Assistant County Administrator
P.O. Box 608
Charlotte Court House, Virginia
23923
(434) 542-5117

Lunenburg County
County Administrator
11409 Courthouse Road
Lunenburg, Virginia 23952
(434) 696-2142

Prince Edward County
Economic Development
111 South Street, 3rd floor
Farmville, Virginia 23901
(434) 392-1482

CHESTERFIELD COUNTY (1994 AND 1996)

VIRGINIA ENTERPRISE ZONES 21 & 33

Jefferson Davis Zone (1994)

Chesterfield County's first enterprise zone consists of 3,823.43 acres of a mix of agricultural, industrial, commercial, vacant land and residential land uses. It begins at the Richmond city limits and ends north of Route 10 and runs along Jefferson Davis Highway with access to Chippenham Parkway and Interstate 95.

Walthall Zone (1996)

The second zone has approximately 3,670 acres located along Interstate 95 and Jefferson Davis Highway (Route 1) beginning south of Route 10 and ending near the Colonial Heights city limits. It encompasses single-family residential uses, older commercial areas and 3,235 acres of vacant agricultural and industrial land.

Local Incentives Available in Both Zones

REHABILITATED REAL ESTATE TAX EXEMPTION

Five-year, 100 percent exemption on the increased assessed real property value resulting from rehabilitation of commercial and industrial properties. Properties must be at least 15 years old with improvements resulting in at least a 15 percent increase in structure's assessed value.

MACHINERY AND TOOL TAX INCENTIVE

A five-year, 100 percent incentive based on machinery and tools taxes for qualified businesses that purchase new equipment, newly lease equipment, or transfer equipment into the zone.

BUSINESS, PROFESSIONAL, AND OCCUPATIONAL LICENSE (BPOL) FEES EXEMPTION

Five-year, 100 percent exemption of BPOL license fees for qualified businesses.

PARTIAL WAIVER OF WATER AND SEWER CONNECTION FEES

Partial waiver of water and sewer connection fees for commercial and industrial businesses.

WAIVER OF BUILDING PERMIT FEES

Waiver of site plan review, land disturbance, sign, and building permit fees.

WAIVER OF REZONING FEES

Waiver of fee for rezoning of any office, commercial, or industrial use for qualified businesses.

BUSINESS LOAN POOL

Lending of \$100,000 at zero percent interest for design work needed for exterior improvements.

Local Contact

Contact the zone administrator for more information on local incentives and the boundaries of these zones.

Economic Development Office
Post Office Box 760
9401 Courthouse Road, Suite B
Chesterfield, Virginia 23832
(804) 748-3963

DANVILLE (2004)

VIRGINIA ENTERPRISE ZONE #1

The Danville enterprise zone consists of 1,828 acres along the Dan River. It includes the Danville Regional Airport, the Danville Cyber Park along 58 East, the downtown CBD and municipal area, a historic industrial area with extensive warehouse facilities, and an historic residential neighborhood. The Downtown, Tobacco Warehouse and Mill districts, and other properties meeting historic designation criteria are eligible for federal tax incentives for rehabilitation of certain structures.

Local Incentives

REHABILITATED REAL ESTATE TAX EXEMPTION

Exemption for fifteen years on the increased assessed real property value resulting from substantial rehabilitation of residential, multi-family, commercial, industrial, or multi-use structures, located within a state and federal historic district and built prior to 1945.

BUSINESS, OCCUPATIONAL LICENSE (BPOL) FEE REBATES

Partial rebate of business, occupational license fees.

CITY PERMIT FEE WAIVERS

Waiver of fees for businesses for building, plumbing, sign, erosion and sediment control, special use, driveway connection, zoning variance, and rezoning permits, and mechanical and building plan review.

DOWNTOWN FACADE PROGRAM

Loan/grant of up to 50 percent of the cost of qualified facade improvements – maximum of \$30,000.

HISTORIC BUILDING LOAN FUND

Below-market rate financing to property owners and/or tenants for the renovation of a building constructed prior to 1945 which brings it into code compliance.

FEDERAL REHABILITATION TAX CREDIT

Twenty percent tax credit for the rehabilitation of historically designated industrial, commercial or residential rental structures in the Downtown, Tobacco Warehouse and Mill districts, and other zone properties eligible for historic designation.

HOUSING ASSISTANCE PROGRAMS

Grants to aid in rehabilitation of residential property.

ARCHITECTURAL ASSISTANCE PROGRAM

For facades and/or interior design to address code compliance for a commercial, industrial, or multi-use structure built prior to 1945.

FAÇADE PROGRAM

Program finances 50 percent of the restoration costs up to the maximum allowable amount of \$30,000 per façade.

REGIONAL CENTER FOR APPLIED TECHNOLOGY TUITION ASSISTANCE

Zone businesses can receive a 10 percent discount on tuition fees for RCATT programs.

DISCOUNT ON PURCHASE PRICE OF SITE(S)

Industrial sites controlled by the City of Danville will be sold at below market rate prices to targeted businesses.

JOB GRANTS

Based upon the same criteria as the State's Job Grant Program, the City will match for one year the state's job grant with \$250 for each qualified job.

INVESTMENT GRANT

Companies who experience an increase in the machinery and tools tax as a result of new investment will be entitled to a grant equivalent to fifty percent of the annual machinery and tools tax increase.

REIMBURSEMENT OF WATER AND SEWER CONNECTION FEES

Reimbursement of fees for water and sewer connection.

Local Contact

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

Department of Community Development

Post Office Box 3300

Danville, Virginia 24543

(434) 799-5261

DICKENSON COUNTY, CLINTWOOD AND HAYSI (2000)

VIRGINIA ENTERPRISE ZONE #49

The joint zone totals 4,054 acres and is composed of two noncontiguous areas including Dickenson County's two major business centers, Clintwood and Haysi. One of the areas runs from the Dickenson County Technology Park westward through Clintwood to the area around Red Onion Prison. The other includes downtown Haysi, the Donnkenny property and areas for industrial development in the county at Splashdam and on Rakes Ridge. The portion of the zone in Dickenson County spans 3,654 acres. The zone also includes approximately 236 acres within the Town of Clintwood as well as a 162-acre subzone in Haysi.

Jointly Offered Local Incentives

WATER AND SEWER CONNECTION FEE WAIVERS

Waiver of water and sewer connection fees for qualified businesses located in the zone.

TARGETED WORKFORCE TRAINING GRANTS

Priority in workforce training grants to businesses located in the zone.

Dickenson County Local Incentives

REAL ESTATE GRANT

An annual industrial development grant for up to five years based on the amount of county real estate tax for a new or expanding business creating new jobs.

REHABILITATED REAL ESTATE TAX EXEMPTION

Five-year exemption of real estate tax for new or expanding businesses that rehabilitate, renovate, or replace commercial or industrial structures in the zone that are at least 15 years of age.

MACHINERY AND TOOLS TAX GRANT

An annual industrial development grant for up to five years based on the amount of county machinery and tools tax for a new or expanding business creating new jobs.

WAIVER OF BUILDING PERMIT FEES

Five-year waiver of building permit fees for new or expanding businesses creating new jobs.

Local Contact

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

Dickenson County Economic Development Office
P.O. Box 1989
Clintwood, Virginia 24228
(276) 926-1699

DINWIDDIE COUNTY AND PETERSBURG (1998)

VIRGINIA ENTERPRISE ZONE #47

The Dinwiddie portion of this joint zone comprises 1,884 acres located in the northeastern section of the county and includes the I-85 and US-1 interchange. The Petersburg portion is 697 acres in the southwestern area of the city. It includes the Petersburg Interstate Industrial Park and is largely zoned for industrial and agricultural use. Both portions of the zone have direct access to Norfolk Southern and CSX rail lines.

Dinwiddie County Local Incentives

REHABILITATED REAL PROPERTY TAX EXEMPTION

Five-year, 100 percent tax exemption on the increased assessed value resulting from rehabilitation and expansion work on commercial or industrial property, 15 years or older.

BUSINESS, PROFESSIONAL, AND OCCUPATIONAL LICENSE (BPOL) TAX EXEMPTION

Five-year, 100 percent exemption of BPOL fees for qualified businesses.

WAIVER OF PERMIT FEES

Waiver of site plan review fees, land disturbance permit fees, sign fees, and building permit fees.

PARTIAL WAIVER OF WATER AND SEWER CONNECTION FEES

Partial waiver of water and sewer connection fees for new commercial and industrial construction.

RECYCLING EQUIPMENT GRANT

Seven-year grant for qualified businesses based on the value of certified recycling equipment.

Petersburg Local Incentives

BUSINESS, PROFESSIONAL, AND OCCUPATIONAL LICENSE (BPOL) TAX EXEMPTION

Five-year, 100 percent exemption of BPOL fees for qualified businesses.

WAIVER OF PERMIT FEES

Permit fee waivers for building, zoning, and land disturbance for qualified businesses.

WAIVER OF WATER AND SEWER CONNECTION FEES

Waiver of water and sewer privilege connection fees for qualified businesses.

EXTENSION OF WATER AND SEWER LINES

No cost extension of water and sewer lines when qualified business acquires site from city.

Local Contact

Contact the zone administrators for more information on local incentives and the boundaries of this zone.

Dinwiddie County
Planning Department
PO Box 266
Dinwiddie, Virginia 23841
(804) 469-4542

Petersburg
Economic Development Office
400 E. Washington Street
Petersburg, Virginia 23803
(804) 733-2352

GALAX (1988)

VIRGINIA ENTERPRISE ZONE #13

The Galax enterprise zone consists of 290.5 acres and includes the downtown business district, two industrial areas, and a small residential component. A substantial portion of the zone land use is industrial. Other predominant land uses are business/commercial and public.

Local Incentives

REHABILITATED REAL ESTATE TAX EXEMPTION

Nine-year decreasing tax exemption on the increase in assessed property value resulting from certain rehabilitation of commercial, industrial or residential real estate.

UTILITY RATE CREDITS

Five-year decreasing credit on water and sewer rates for qualified businesses based on the number of new jobs created.

BUILDING PERMIT FEE WAIVERS

Waiver of building permit fees for qualified businesses.

WATER AND SEWER LINE CONNECTION FEE WAIVERS

Waiver of 50 percent of municipal water and sewer connection fees for qualified businesses.

RETAIL BUSINESS, WHOLESALE BUSINESS, AND PROFESSIONAL OCCUPATIONAL LICENSE TAX CREDITS

Five-year decreasing credit on license taxes of qualified businesses based on the number of new jobs created.

Local Contact

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

City Manager's Office
Post Office Box 1187
Galax, Virginia 24333
(276) 236-5773

GREENSVILLE COUNTY (1996)

VIRGINIA ENTERPRISE ZONE #34

This zone is located in Greenville County near the City of Emporia. The zone comprises 2,640 acres and includes the three major thoroughfares of I-95, U.S. Route 301 and U.S. Highway 58, as well as the Emporia\Greenville Regional Airport. Approximately 1,217 acres are vacant and developable.

Local Incentives

REAL ESTATE AND MACHINERY AND TOOLS TAX INCENTIVE

An incentive of up to a 50 percent of the real estate and machinery and tool taxes over five years for qualified businesses.

WAIVER OF BUILDING PERMITS AND ZONING FEES

Waiver of building permits and zoning fees for commercial and industrial development.

REBATE OF BUSINESS AND PROFESSIONAL OCCUPATIONAL LICENSE (BPOL) TAX

Fifty percent rebate for five years on BPOL tax.

WAIVER OF WATER AND SERVICE TAP FEES

Waiver of water and sewer tap fees for qualified industries and commercial establishments.

LAND BUY DOWN

Based on availability of local funds, the county will reduce the cost of land for businesses and industries creating a minimum of 50 new jobs.

EMPLOYMENT AND TRAINING ASSISTANCE

Adult education and employment training for all zone residents and employees of zone businesses.

Local Contact

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

Department of Planning and Zoning Administration
1750 East Atlantic Street
Emporia, Virginia 23847
(434) 348-4232

HALIFAX COUNTY AND SOUTH BOSTON (1988)

VIRGINIA ENTERPRISE ZONE #15

The Halifax County portion of this joint zone consists of 1,388 acres along U.S. Route 58. It encompasses the 109-acre county industrial park as well as substantial business/commercial development centered on the Riverdale area. There is a strong residential component to the zone and extensive acreage remains available for development. In South Boston, the zone consists of 337 acres centered on the central business district and the J. Aubrey Houghton Industrial Park adjacent to State Highway 360. The industrial park encompasses approximately 92 acres.

Jointly Offered Local Incentives

SALES TAX EXEMPTION

An exemption from the one percent sales tax in the county and town for qualified businesses.

EMPLOYMENT TRAINING

Training provided to new and existing zone employees with the local community college.

Halifax County Local Incentives

LOCAL SALES TAX EXEMPTION

Five-year exemption of qualified businesses from local sales tax on all items purchased or leased for conduct of trade or business within the zone.

WATER AND SEWER CONNECTION FEE REDUCTIONS

Partial reduction in water and sewer connection fees for qualified businesses.

LAKE COUNTRY DEVELOPMENT CORPORATION LOAN PRIORITY

Low interest loans will be made available on a priority basis for qualified businesses locating or expanding within the zone.

FLEXIBLE ZONING

Modifications, where applicable, will be made in zoning requirements such as lot sizes, parking ratios and residential densities to encourage economic activity within the zone.

LABOR POOL INFORMATION

Available labor pool information provided to businesses.

CRIME PREVENTION PROGRAM

Crime prevention education for businesses and residents.

South Boston Local Incentives

REHABILITATED REAL ESTATE TAX EXEMPTION

Exemption from rehabilitated real estate tax for qualified businesses.

UTILITY TAX EXEMPTION

Reimbursement of utility tax payments to qualified businesses over a five-year period.

BUSINESS LICENSE FEE REBATE

A 50 percent rebate of town retail business license taxes for qualifying businesses.

PERMIT FEE EXEMPTIONS

An exemption from all fees above the minimum charge for building, electrical, plumbing, erosion and sediment control and rezonings permits.

WATER AND SEWER CONNECTION FEE EXEMPTIONS

Exemption from town water and sewer connection fees for qualified businesses.

INTEREST BUY-DOWN FUND

An interest buy-down fund on loans to enterprise zone participants.

Local Contact

Contact the zone administrators for more information on local incentives and the boundaries of this zone.

Halifax County
Halifax County Industrial Development Authority
515 Broad Street
Post Office Box 1281
South Boston, Virginia 24592
(434) 572-1734

South Boston
Community Development
P.O. Box 417
South Boston, Virginia 24592
(434) 575-4209

HAMPTON (1996)

VIRGINIA ENTERPRISE ZONES 8 & 35

Hampton Roads Center Zone (1996)

The 3,641-acre Hampton Roads Center zone is adjacent to Langley Air Force Base and the NASA Research Center. It includes a Class A business/office park, the Hampton Roads Center, an industrial park, and a variety of residential neighborhoods. One-third of the land is vacant and available for development.

Local Incentives

ENTERPRISE ZONE REVOLVING LOAN PROGRAM

Low interest financing for expansions and new business development within the zone.

DEFENSE CONVERSION ASSISTANCE/ TECHNOLOGY TRANSFER

Defense conversion and technology transfer assistance with priority given to zone businesses.

HAMPTON SMALL BUSINESS INCUBATOR

For start-up businesses with priority given to zone businesses involved in scientific research and development, space technology, and/or environmental research.

Local Contact

Contact the zone administrator for more information on local incentives and the boundaries of these zones.

Department of Economic Development
1 Franklin Street, Suite 600
Hampton, Virginia 23669
(757) 727-6237

HENRY COUNTY AND MARTINSVILLE (1996 AND 2001)

VIRGINIA ENTERPRISE ZONES 36 & 54

Zone 1 (1996)

The first of two joint Henry County/Martinsville zones, this zone consists of 4,332-acres. Within Henry County there are two noncontiguous areas, the east and west zones that total 3,840 acres. The west zone begins at the far northwestern end of the Smith River and follows this river throughout the county, ending at Highway 220 south of the Martinsville Speedway. The east zone is contained along Highway 174, just north of the Martinsville city line. The city portion of the zone spans 492 acres and consists of the Uptown central business district (CBD) and surrounding areas.

Jointly Offered Local Incentives – Zone 1

REAL ESTATE TAX GRANT

An incentive based on the increase in real estate tax for qualified projects.

MACHINERY AND TOOLS TAX GRANT

An incentive based on the increase in machinery and tools tax for qualified projects.

WAIVER OF BUILDING PERMIT FEE

Waiver of building permit fees for qualified zone businesses.

Henry County Local Incentives – Zone 1

BUSINESS FURNITURE, FIXTURES AND EQUIPMENT TAX GRANT

An incentive based on the increase in furniture, fixtures and equipment tax for qualified projects.

WATER AND SEWER CONNECTION FEE WAIVER

Waiver of water and sewer availability and connection fees for new or expanding qualified businesses.

Martinsville Local Incentives – Zone 1

LOW-INTEREST LOAN PROGRAM

Below market interest loan funds available to qualified commercial projects in the CBD.

WAIVER OF WATER AND SEWER REGULATIONS ON MULTI-SERVICE METERS

Waiver of water and sewer regulations that prohibit multiple service on one meter.

LANDFILL TIPPING FEE REFUND

Fifty percent refund of landfill tipping fees for approved construction and demolition debris.

Zone 2 (2001)

The second Henry County-Martinsville joint enterprise zone encompasses a 196.67-acre tract and borders a portion of the Norfolk Southern railroad. The city's zone area includes 71.94 acres of vacant industrial property, while the county's zone area includes 124.73 acres of vacant industrial property as well as under-utilized industrial buildings. Both portions of the zone have potential for future use as multi-purpose industrial areas. The city and county are developing a regional industrial park in the zone.

Jointly Offered Local Incentives – Zone 2

REAL ESTATE TAX EXEMPTION

A five-year partial exemption on real estate taxes for qualified businesses.

MACHINERY & TOOLS INCENTIVE

An incentive against a portion of the machinery and tool taxes for qualified businesses.

WAIVER OF BUILDING PERMIT FEES

Waiver of building permit fees for new and expanding operations under qualified designations.

WAIVER OF WATER AND SEWER CONNECTION FEES

Henry County will waive availability and connection fees for new or expanding industries in the zone for designated SIC/NAICS codes. Martinsville will waive requirement for separate water meter and piping connections to facilitate remodeling projects.

Henry County Local Incentives – Zone 2

BUSINESS FURNITURE, FIXTURES AND EQUIPMENT TAX GRANT

An incentive based on the increase in furniture, fixtures and equipment tax qualified projects.

Martinsville Local Incentives – Zone 2

LANDFILL TIPPING FEE REFUND

A refund of tipping fees for approved construction and demolition debris.

Local Contacts

Contact the zone administrators for more information on local incentives and the boundaries of this zone.

Henry County
Planning Department
P.O. Box 7
Collinsville, Virginia 24078
(276) 634-2570

Martinsville
Department of Community Development
58 West Church Street
Martinsville, Virginia 24114
(276) 656-5369

JAMES CITY COUNTY (1996)

VIRGINIA ENTERPRISE ZONE #37

The James City County zone is generally bounded by Route 60, Route 143, the James River, and the county line. The zone's greatest strength is the availability of 1,930.21 acres of undeveloped land currently zoned for commercial and industrial use. Of the zone's 3,456, more than 2,400 acres have been designated for industrial and business development.

Local Incentives

REHABILITATED REAL PROPERTY TAX EXEMPTION

Five-year decreasing tax exemptions based on the increased assessed real property value resulting from rehabilitation of a residential structure.

PROPERTY TAX INCENTIVE

Property tax incentive of up to \$400 per zone resident employee and \$200 per county employee. After two years, business must increase employment by 25 percent.

IDA GRANT

Grant based on increase in assessed value in real estate improvements and machinery and tools.

WAIVER OF COUNTY PERMIT FEES

Waiver of permit fees for site plans, subdivisions, erosion and sediment control, land disturbing, building, electrical, plumbing, and HVAC.

REDUCTION OF SEWER TRANSMISSION FEES

Five-year 50 percent reduction of sewer transmission fees.

MATCHING GRANT

One time matching grants of up to \$25,000 to qualified businesses for the establishment or enhancement of day care or preschool facilities in the zone.

WAIVER OF CONSUMER UTILITY TAX

Five-year 100 percent waiver of the consumer's utility tax for qualifying businesses.

Local Contact

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

James City County Community Services
5249 Olde Towne Road
Williamsburg, Virginia 23188
(757) 259-3113

LANCASTER, NORTHUMBERLAND, RICHMOND, AND WESTMORELAND COUNTIES, KILMARNOCK AND WARSAW (2000) VIRGINIA ENTERPRISE ZONE #50

The Northern Neck enterprise zone consists of 10,533 acres in six jurisdictions connected by Route 360. The zone contains many of the region's industrial and commercial properties. Approximately 3,696 acres of the zone falls within Lancaster County and 2,471 acres falls within the Northumberland portion of the zone. The Richmond County portion of the zone spans 946 acres while Kilmarnock and Warsaw comprise 213 acres and 630 acres of the zone respectively. The remaining 2,577 acres of the zone falls within Westmoreland County and includes a noncontiguous 240-acre sub-zone in Westmoreland County encompassing Route 202.

Jointly Offered Local Incentives

FINANCIAL INDUCEMENT

For new and expanding businesses that create 25 new full-time jobs, invest \$250,000, and pay an average annual wage at least 125 percent of the area average.

Lancaster County Local Incentives

FAÇADE GRANTS IMPROVEMENT

Grants not to exceed \$1,000 to businesses improving their façade.

MICRO-ENTERPRISE LOAN POOL

Zero percent interest loans for micro-enterprise development.

REHABILITATED PROPERTY TAX CREDITS

A credit for businesses rehabilitating property within the zone.

Kilmarnock Local Incentives

KILMARNOCK BUSINESS AND TECHNOLOGY PARK EXEMPTIONS

On BPOL tax, zoning permits, water-sewer connections, auto decals, and subdivision permit fees in the park.

Richmond County and Warsaw Local Incentives

FINANCIAL INDUCEMENT

For industrially zoned properties in the zone. Must create 25 jobs, invest \$250,000, have an average annual wage at least 115 percent of the area average.

REHABILITATED REAL PROPERTY TAX EXEMPTION

Ten-year decreasing exemption of the increased assessed value of certain rehabilitated commercial or industrial properties.

Warsaw Local Incentives

FAÇADE IMPROVEMENTS

Matching grants up to \$1,000 for zone businesses making façade improvements.

PROPERTY TAX INCENTIVE

A three-year, 50 percent tax incentive on the assessed value of a new building costing at least \$100,000.

Local Contact

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

Northern Neck Planning District Commission
Post Office Box 1600
Warsaw, Virginia 22572
(804) 333-1900

LUNENBURG COUNTY, KENBRIDGE AND VICTORIA (2001) VIRGINIA ENTERPRISE ZONE #55

The Lunenburg County, Kenbridge, and Victoria joint enterprise zone is 894 acres located in the south-central area of Southside Virginia. The county portion is located between Kenbridge and Victoria and is contiguous to the towns. It comprises 364 acres and includes the Route 40 East corridor and the Lunenburg Airport. The Kenbridge portion consists of 310 acres and includes the Route 40 East corridor and the central business district (CBD). The Victoria portion consists of approximately 220 acres and also includes the Route 40 East corridor.

Jointly Offered Local Incentives

REDUCED/WAIVED LAND COST IN COUNTY INDUSTRIAL PARKS

Favorable terms of sale to qualified businesses locating or expanding in the zone's industrial parks.

COMMERCIAL DEVELOPMENT GRANT

A grant based on county and town real estate tax incurred by new or expanding qualified businesses.

INDUSTRIAL/COMMERCIAL PROPERTY TAX GRANT

A grant based on county and town property tax incurred by a qualified new or expanding business over a five-year period.

BUILDING PERMIT AND BUSINESS LICENSE FEE WAIVERS

Building permit and business license fees waivers, and fast-track permitting for qualified businesses.

INDUSTRIAL/COMMERCIAL EQUIPMENT INVESTMENT GRANT

A grant based on machinery and tools tax over a five-year period for qualified businesses.

WORKFORCE TRAINING AND RECRUITMENT

Assistance from Virginia's Heartland Partnership, Southside Virginia Community College and the Virginia Employment Commission on workforce training and recruitment for qualified businesses.

Towns of Kenbridge and Victoria Local Incentives

Reduced/Waived Cost of Water and Sewer Extensions and Connection Fees

A waiver or reduction in water and sewer extension and connection fees for qualified new or expanding businesses.

Local Contacts

Contact the zone administrators for more information on local incentives and the boundaries of this zone.

Lunenburg County
County Administrator's Office
11409 Courthouse Road
Lunenburg, Virginia 23952
(434) 696-2142

Kenbridge
Town Manager's Office
Post Office Box 478
Kenbridge, Virginia 23944
(434) 676-2452

Victoria
Town Manager's Office
Post Office Box V
Victoria, Virginia 23974
(434) 696-2343

LYNCHBURG (2004 AND 1996)

VIRGINIA ENTERPRISE ZONES 2 & 46

Zone 1 (2004)

Lynchburg's first enterprise zone consists of 2,077 acres along the James River, where much of the zone's industrial land use is found. The zone includes a mix of uses and districts including the central business district (CBD), the Lower Basin Historic District, and the 5th and 12th Street corridors.

Local Incentives – Zone 1

REHABILITATED REAL ESTATE TAX EXEMPTION

Five-year tax exemption on the increase in assessed property value resulting from qualified rehabilitations of commercial or industrial real estate and a ten-year tax exemption on residential real estate.

MACHINERY AND TOOLS TAX INCENTIVE

Five-year decreasing grant towards the machinery and tools tax to qualified businesses.

CLASSIFIED BUSINESS AND PROFESSIONAL LICENSE (BPOL) REFUND

Five-year decreasing rebates on classified BPOL fees.

COMMERCIAL/INDUSTRIAL REHABILITATION LOAN POOL PROGRAM

Low interest loans for the rehabilitation of existing commercial and industrial buildings.

UTILITY SERVICE IMPROVEMENTS

Case-by-case improvements to existing utility lines to businesses.

UTILITY AVAILABILITY FEE REDUCTION

Case-by-case exemption or fee reduction for sewer and water availability charges.

LAND ACQUISITION PROGRAM

City-owned sites or acquisition of sites for a qualified business and resale of property to business at or below fair market value, on a case-by-case basis.

INDUSTRIAL TRAINING ASSISTANCE

Employee training programs for new or expanding businesses.

Zone 2 (1996)

Lynchburg's second zone consists of 926 acres located along the Lynchburg Expressway and the Bedford County line. It is largely vacant and undeveloped with approximately 500 acres zoned for industrial use and has excellent views of the Blue Ridge Mountains. An active railway crosses the zone and water, sewer, and gas services are being expanded to this area. An adjoining fire station provides excellent fire and rescue services.

Local Incentives – Zone 2

MACHINERY AND TOOLS TAX INCENTIVE

Five-year decreasing incentive against the machinery and tools tax to qualified businesses.

CLASSIFIED BUSINESS AND PROFESSIONAL LICENSE FEE REBATES

Five-year decreasing rebates on classified business and professional license fees.

ENTERPRISE ZONE LOAN POOL

Low-interest loans for general business purposes excluding refinancing and maintenance.

NEGOTIABLE INCENTIVE CONTRACTS

Available to firms investing \$25 million or more in a zone facility within a three-year period.

SEWER AND WATER SERVICE CONNECTION FEE PAYMENT EXTENSIONS

Extended payment of sewer and water connection fees to businesses.

Local Contact

Contact the zone administrator for more information on local incentives and the boundaries of these zones.

Department of Community Planning and Development

Post Office Box 60

Lynchburg, Virginia 24505

(434) 455-4494

MECKLENBURG COUNTY, SOUTH HILL AND LACROSSE (1996)

VIRGINIA ENTERPRISE ZONE #38

This zone comprises two non-contiguous areas. The first is 2,351 acres and begins at the Interstate Industrial Park just west of Interstate 85 in South Hill, follows US Highway 58 and State Highway 618 through South Hill and LaCrosse, and ends in Mecklenburg County at the Mecklenburg/ Brunswick Regional Airport. The second is 921 acres and is located just north of the Town of Chase City along Highways 47, 49, and 683. The zone encompasses four industrial parks, Interstate Industrial Park and Airport Industrial Park in the first area and Chase City Industrial Parks 1 and 2 in the second area. The Town of South Hill comprises 319 acres of the zone while 128 acres of the zone falls within the town limits of LaCrosse. Approximately 2,825 acres of the zone falls within the Mecklenburg County line.

Jointly Offered Local Incentives

ECONOMIC STIMULUS GRANT

A decreasing payment over a four-year period based on the machinery and tools taxes paid if a minimum of 50 full-time jobs are created.

JOBS GRANT

Payment of \$400 per job for a zone business creating from 15 to 50 qualified jobs within a 30-month period.

WAIVER OF BUILDING PERMIT FEES

Waiver of building permit fees for businesses locating in the zone and creating at least 10 full-time jobs.

COORDINATION WITH LOCAL BANKS

Localities will introduce new businesses to local financial institutions.

Mecklenburg County Local Incentives

INDUSTRIAL REAL ESTATE DISCOUNT

A 50 percent discount off the listed price of property to industries locating in Airport Industrial Park that invest at least \$10 million and create at least 100 qualified full-time jobs will receive.

South Hill Local Incentives

INDUSTRIAL REAL ESTATE DISCOUNT

A 50 percent discount off the listed price of property for industries locating in Interstate Industrial Park that invest at least \$10 million dollars and create a minimum of 100 qualified full-time jobs will receive

South Hill and LaCrosse Local Incentives

WAIVER OF WATER AND SEWER CONNECTION FEES

Waiver of water and sewer connection fees for businesses locating in the zone and creating a minimum of 10 full-time jobs.

REDUCTION OF WATER AND SEWER CHARGES

Fifteen percent reduction of water and sewer charges for users of more than one million gallons per month.

WAIVER OF BUSINESS LICENSE TAX

Waiver of the business license tax for businesses that locate within the zone and create at least 10 full-time jobs.

Local Contacts

Contact the zone administrators for more information on local incentives and the boundaries of this zone.

Mecklenburg County and LaCrosse
Economic Development Office
County of Mecklenburg
Post Office Box 307
Boydton, Virginia 23917
(434) 738-6191

South Hill
Town Manager
211 South Mecklenburg Avenue
South Hill, Virginia 23970
(434) 447-3191

MECKLENBURG COUNTY AND CLARKSVILLE (2001)

VIRGINIA ENTERPRISE ZONE #56

The zone includes the county's Occoneechee Commerce Park, an established industrial area, and a commercial area along U.S. Route 15. It also includes the Clarksville central business district, two additional commercial areas and the Lake Country Industrial Park. The enterprise zone comprises 2,122 acres of which 1,931 fall within Mecklenburg County and 191 acres comprise the Clarksville portion.

Jointly Offered Local Incentives

JOB GRANTS

\$400 for each full-time permanent job created by qualified businesses.

Mecklenburg County Local Incentives

ECONOMIC STIMULUS GRANT

Over four years, for qualified businesses creating 50 full-time jobs over 30 months. It is based on the machinery and tools tax.

INDUSTRIAL REAL ESTATE DISCOUNT

Fifty percent off list price for qualified businesses locating in the Occoneechee Commerce Park.

WAIVER OF BUILDING PERMIT FEES

Businesses that locate within the zone will have building permit fees waived.

Clarksville Local Incentives

ECONOMIC STIMULUS GRANT

Over six years, for qualified businesses based on the machinery and tools tax.

INDUSTRIAL REAL ESTATE DISCOUNT

Fifty percent discount off list price for qualified businesses creating 75 jobs over 30 months and locating in the Lake Country Industrial Park.

WAIVER OF ZONING PERMIT FEES

A waiver of zoning permit fees and zoning approval expedited.

WAIVER OF WATER/SEWER CONNECTION FEES

Waiver of water and sewer connection fees for qualified businesses that locate within the zone.

CENTRAL BUSINESS DISTRICT (CBD) STIMULUS GRANT

For qualified new or expanding businesses creating five jobs over 18 months. It is based on the business, professional, & occupational license tax.

CENTRAL BUSINESS DISTRICT TAX ASSESSMENT EXEMPTION

Business renovations of at least \$20,000 will be taxed at the pre-renovated rate for three years.

Local Contacts

Contact the zone administrators for more information on local incentives and the boundaries of this zone.

Mecklenburg County
Economic Development Office
Post Office Box 307
Boydton, Virginia 23917
(434) 738-6191

Clarksville
Town Manager
P.O. Box 1147
Clarksville, Virginia 23927
(434) 374-8177

NARROWS (1994)

VIRGINIA ENTERPRISE ZONE #24

The Town of Narrows' enterprise zone consists of 188.58 acres located in the central business district. The zone is bound by the New River on the north and Mill Creek and Route 100 on the south. The land uses are a blend of residential, commercial and industrial uses along the New River.

Local Incentives

REAL PROPERTY REHABILITATION TAX EXEMPTION

A ten-year percentage deferment in the real estate tax on rehabilitated residential or commercial property located in the zone.

UTILITY FEE REDUCTIONS

Some reductions apply to water, sewer, and garbage disposal fees for qualified businesses.

BUSINESS AND OCCUPATIONAL LICENSE TAX CREDITS

A ten-year reduction in business and occupational license tax for qualified businesses.

WAIVER OF BUILDING PERMIT FEES

Waiver of building permit fees for commercial and industrial enterprise zone businesses.

CONNECTION FEE WAIVERS

Waiver of connection fees to new businesses and industry for water and sewer lines.

LOAN POOL

With coordination from local banks, the town will commit funds to provide low-interest financing for business start-ups and expansions.

BUILDING FACADE MATCHING GRANT PROGRAM

Matching grants up to \$500 for zone businesses to conduct facade improvements.

LOCAL SALES TAX REFUND

Refund to qualified businesses local sales tax for Giles County purchases.

Local Contact

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

Town Manager's Office
Post Office Drawer 440
Narrows, Virginia 24124
(540) 726-2423

NEWPORT NEWS (2004 AND 1995)

VIRGINIA ENTERPRISE ZONES 3, 30 & 31

South Zone (2004)

The South zone consists of 2,151 acres on the James River adjacent to the city's port facilities and the Copeland Industrial Park. Land use around the port is predominantly industrial and includes the Seafood Industrial Park. The strong business-commercial component includes the central business district.

Local Incentives – South Zone

REHABILITATED REAL ESTATE TAX ABATEMENT

Five-year tax exemption on the increase in assessed property value resulting from certain rehabilitation of commercial or industrial real estate by qualified businesses.

BUSINESS LICENSE FEE REBATE

Ten-year decreasing rebates on business license fees to qualified businesses.

TARGETED FINANCING PROGRAMS

Low-interest and gap financing loan programs and waiver of application fees for qualified businesses.

UTILITY TAX REFUND

Ten-year decreasing refunds of local utility tax to qualified businesses.

LOAN PACKAGING ASSISTANCE

Technical assistance on availability of and procedures for obtaining public and private sector loans and loan guarantees to qualified businesses.

BUSINESS DEVELOPMENT SERVICES

Assistance with general business counseling and referral to regional agencies offering intensive business planning and market determination assistance.

REDUCTION IN TARGET INDUSTRY OCCUPANCY COSTS

For targeted industries making substantial investment and creating well-paid jobs, the incentive may take the following form: discounts in the price of land, contributions toward the cost of site and building work, reductions in real estate assessments, property tax refunds and other forms of assistance.

REDEVELOPMENT COST WRITE DOWN

Acquisition of industrial and commercial sites by the City to be sold at or below market rates.

HUBZONE APPLICATION ASSISTANCE

Technical assistance to assist businesses located in the enterprise zone and HUBZone.

Mid City Zone (1995)

The Mid City zone consists of 2,184 acres adjacent to the city's South Enterprise Zone and along the Jefferson Avenue and Warwick Boulevard commercial corridors. The zone has three subareas: Jefferson Park/Parkview, Newmarket/Ivy Farms/Beaconsdale and Greater Hilton. Land uses in the surrounding areas are predominantly business commercial with some industrial and warehousing uses concentrated along the CSX railway. The remainder of the zone is substantially residential.

Local Incentives – Mid City Zone

REHABILITATED REAL ESTATE TAX EXEMPTIONS

Five-year tax exemption on the increase in assessed property value resulting from certain rehabilitation of commercial or industrial real estate of qualified businesses.

BUSINESS LICENSE FEE REBATE

Ten-year decreasing rebates on business license fees to qualified businesses.

CITY PERMIT FEE WAIVERS

Waiver of fees for qualified businesses for the following: building permits, site plans, land disturbance permits, and sewer connection and sewer system development.

UTILITY TAX REBATE

Ten-year decreasing rebates of local utility tax to qualified businesses.

CPA POOL

\$5,000 annual appropriation to pay 50 percent of cost of CPA certification of enterprise zone incentive applications, up to \$250 each.

REDUCTION IN TARGET INDUSTRY OCCUPANCY COSTS

For targeted industries making substantial investment and creating well-paid jobs, the incentive may take the following form: discounts in the price of land, contributions toward the cost of site and building work, reductions in real estate assessments, property tax refunds and other forms of assistance.

North Zone (1995)

The North zone consists of 2,891 acres and is located in an area known as Lee Hall, bounded by James City County, Fort Eustis Military Reservation and York County. The zone encompasses the Oakland Industrial Park, the Carleton Farm Industrial Park Endview, extensive acreage is available for development, and a residential area known as Lee Hall Village.

Local Incentives – North Zone

BUSINESS LICENSE FEE REBATE

Ten-year decreasing rebates on business license fees to qualified businesses.

INDUSTRIAL INFRASTRUCTURE

The city will supply to qualified businesses infrastructure improvements (streets and the extension of water, sewer and storm sewer) to the Oakland Industrial Park, Carleton Farm Industrial Park and other industrial land owned by the Economic Development Authority.

REDUCTION IN TARGET INDUSTRY OCCUPANCY COSTS

For targeted industries making substantial investment and creating well-paid jobs, the incentive may take the following form: discounts in the price of land, contributions toward the cost of site and building work, reductions in real estate assessments, property tax refunds and other forms of assistance.

UTILITY TAX REBATE

Ten-year decreasing rebates of local utility tax to qualified businesses.

Local Contact

Contact the zone administrator for more information on local incentives and the boundaries of these zones.

Department of Development
2400 Washington Avenue
Newport News, Virginia 23607
(757) 881-5412

NORFOLK AND PORTSMOUTH (1984)

VIRGINIA ENTERPRISE ZONE #4

The Norfolk/Portsmouth enterprise zone is the only federally designated Empowerment Zone in the state. The entire zone is 9.5 square miles. The zone encompasses 467 acres in the City of Norfolk and 480 acres in Portsmouth.

Norfolk

In Norfolk, the zone has a blend of residential, industrial and commercial land uses. It encompasses the medical center, the Norfolk Industrial Park, the Lamberts Point area, the Old Dominion University Village development, Norfolk State RISE Center development, and Harbor Park, as well as 14 residential neighborhoods. Most of the industrial activity is concentrated in the southern portion along the Elizabeth River, including much of the city's ship repair industry. Norfolk is Virginia's only federally designated urban Enterprise Community.

Norfolk Local Incentives

NORFOLK ENTERPRISE ZONE DEVELOPMENT LOAN FUND

Start-up capital to qualified small businesses.

BUSINESS LICENSE AND UTILITY TAX REBATES

Five-year decreasing rebates of local business license tax and utility taxes of qualified businesses. One-time 50 percent reduction of permit fees.

BUSINESS COUNSELING

Technical assistance to small businesses on all aspects of establishing and operating a business.

BUSINESS SECURITY ASSISTANCE

Security audits for businesses.

LOAN PACKAGING ASSISTANCE

Technical assistance on preparing loan applications and financial projections and referrals for venture capital sources to businesses.

Portsmouth

The predominant land uses in the Portsmouth portion of the zone are commercial, concentrated in the east by the Elizabeth River, and light industrial concentrated in the west. It encompasses Port Centre, a sixty-acre commerce park with office and warehouse space, the downtown along High Street, and two non-contiguous sites, Victory Crossing and the former Cox property. There are two special zoning districts downtown to encourage preservation and promote residential development.

Portsmouth Local Incentives

REHABILITATED REAL ESTATE TAX EXEMPTION

Ten year tax exemption of the increase in assessed property value resulting from certain rehabilitation of commercial or industrial real estate.

FAÇADE LOAN PROGRAM

Tax-exempt notes issued by the Portsmouth Redevelopment and Housing Authority for qualified rehabilitation of residential and non-residential structures.

Local Contact

Contact the zone administrators for more information on local incentives and the boundaries of this zone.

Norfolk
Department of Development
500 E. Main Street, Suite 1500
Norfolk, Virginia 23510
(757) 664-4338

Portsmouth
Dept. of Economic Development
200 High Street, Suite 200
Portsmouth, Virginia 23704
(757) 393-8804

TOWN OF ORANGE (1996)

VIRGINIA ENTERPRISE ZONE #39

This zone is approximately 318 acres of commercial, residential, industrial, and institutional property and accounts for almost 15 percent of the town's acreage. It contains a large residential component as well as the central business district (CBD), including a portion of the designated Main Street District. Twenty percent of the zone is undeveloped; 20 percent is commercially zoned with 132 businesses; and 60 percent area is zoned industrial or agricultural.

Local Incentives

REHABILITATED REAL ESTATE TAX EXEMPTION

Real estate tax exemption for qualified rehabilitated structures in the zone.

WAIVER OF CITY PERMIT FEES

Waiver of fees for zone businesses for zoning, rezoning, and sign permits.

ACCELERATED DEVELOPMENT PROCESSING

Fast track permit processing for review services.

LOW-INTEREST LOAN PROGRAM

Five-year, low-interest loan program for commercial, industrial and residential facade improvements within the zone.

MATCHING GRANTS

Matching grants for commercial facade improvements in the Main Street District.

ARCHITECTURAL AND LANDSCAPING DESIGN ASSISTANCE

Architectural and landscaping design assistance to all business properties in the Main Street District.

BUSINESS MANAGEMENT AND PROMOTIONAL PROGRAM

Coordinated business management and promotional programs for all business properties in the Main Street District.

Local Contact

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

Town Manager's Office
119 Belleview Avenue
Orange, Virginia 22960-1499
(540) 672-5005

PATRICK COUNTY AND THE TOWN OF STUART (2002)

VIRGINIA ENTERPRISE ZONE #22

The zone totals 3,187.2 acres, 3,011.6 in Patrick County and 175.6 acres in the Town of Stuart. The main zone area in Patrick County follows U.S. Route 58 through the Stuart-Patrick Springs Growth Corridor and encircles the Town of Stuart on its south, east, and north sides. Patrick County also has a sub-zone in the Woolwine Community. It contains vacant industrial property, existing commercial property, and undeveloped property. The area in the Town of Stuart is comprised of commercial, industrial, and central business district properties.

Patrick County Local Incentives

MACHINERY AND TOOL TAX GRANT

A three-year tax incentive based on the increase in assessed machinery and tools taxes resulting from the addition of machinery and tools by a qualified zone business.

REHABILITATED REAL ESTATE TAX EXEMPTION

Real estate tax exemption for substantial rehabilitation, renovation, or replacement of commercial or industrial buildings, 15 years or older if specified criteria are met.

BUILDING PERMIT FEE WAIVERS

Waiver of all building permit fees for qualified businesses.

Stuart Local Incentives

WATER AND SEWER HOOKUP FEE REDUCTION OR WAIVER

Waiver or reduction of hookup fees for qualified businesses.

REHABILITATED REAL ESTATE TAX EXEMPTION

Real estate tax exemption for rehabilitation of existing retail and commercial buildings, 15 years or older if specified criteria are met.

BUSINESS PROFESSIONAL AND OCCUPATIONAL LICENSE (BPOL) TAX CREDITS

Three-year decreasing credit on BPOL taxes of qualified new businesses.

MACHINERY AND TOOL TAX GRANT

A two-year tax incentive based on the increase in assessed machinery and tools taxes resulting from the addition of machinery and tools by a manufacturing business.

Local Contact

Contact the zone administrators for more information on local incentives and the boundaries of this zone.

Patrick County
Economic Development Office
106 Rucker ST
Stuart, Virginia 24171
(276) 694-8367
burnett@co.patrick.va.us

Town of Stuart
Town Manager's Office
100 Patrick Ave
Stuart, Virginia 24171
(276) 694-3811
tostuart@sitestar.net

PITTSYLVANIA COUNTY AND DANVILLE (2001)

VIRGINIA ENTERPRISE ZONE #57

This 5,128 -acre enterprise zone is located within Pittsylvania County and the City of Danville. Pittsylvania County's portion of the zone totals 3,428 acres and is primarily located along US Route 29. It contains approximately 2,350 acres of developable property. Danville's portion is 1,700 acres and is located in the eastern one-third of the city. The zone passes through a portion of the Danville Regional Airport and crosses over to the south side of the Dan River.

Jointly Offered Local Incentives

SITE PURCHASE PRICE DISCOUNTS

Industrial sites owned or controlled by the county or city and located in the zone will be sold at below market rates to targeted companies.

JOB GRANTS

Businesses will be eligible to receive \$250 matching grants per job for qualified new job creation.

INVESTMENT GRANT

A grant against a portion of the machinery and tools tax for qualified investments in the city's portion of the zone and qualified investments in the county's portion of the zone.

DAN RIVER BUSINESS DEVELOPMENT CENTER

30,000 square foot business incubator space available for technology-based businesses, light manufacturing and service related businesses located in county portion of joint zone.

WORKFORCE TRAINING

Development of Regional Center for Applied Technology and Training (RCATT) that will offer technology transfer and training programs. Employees of zone businesses receive a 10 percent discount on tuition fees.

SHELL BUILDING PROGRAM

Public/private effort to construct shell buildings for targeted businesses.

Pittsylvania County Local Incentives

BUILDING PERMIT FEE WAIVERS

Building permit fee waivers for new construction or expansions within its portion of the zone.

SEWER AND WATER CONNECTION FEE REIMBURSEMENTS

Reimbursement of new water and sewer connection fees for new construction projects of at least 50,000 square feet within its portion of the zone.

LOCAL SALES TAX REFUND

Refund of the one percent local sales tax on material purchased in Pittsylvania County for new construction and/or expansions of at least 70,000 square feet that also create 25 new permanent full-time positions.

Danville Local Incentives

PERMIT FEE EXEMPTIONS

Exemptions from plumbing, building, sign, driveway, connection, electrical, and erosion and sediment control permit fees.

BUSINESS AND PROFESSIONAL LICENSE (BPOL) FEE REBATE

A 50 percent rebate on BPOL fees contingent upon an increase in fee as compared to the prior year.

WATER AND SEWER CONNECTION REIMBURSEMENT

Reimbursement of fees for new water and sewer connections.

Local Contacts

Contact the zone administrators for more information on local incentives and the boundaries of this zone.

Pittsylvania County
Pittsylvania County Administrator
Post Office Box 426
Chatham, Virginia 24531
(434) 432-7710

Danville
Dept. of Community Development
Post Office Box 3300
Danville, Virginia 24543
(434) 799-5261

PRINCE GEORGE COUNTY (1990)

VIRGINIA ENTERPRISE ZONE #16

This zone is composed of two non-contiguous areas totaling 3,770 acres. The first area includes 3,112 acres and begins just west of the U.S. Route 460 and Interstate 296 interchange and travels east along U.S. 460 to Disputanta. The second area includes 658 acres and begins at the Petersburg/ Prince George county line between US 301 and Interstate 95 and travels south approximately one mile. The zone includes mostly industrial and undeveloped land with some commercial and residential uses as well.

Local Incentives

INDUSTRIAL MACHINERY INVESTMENT GRANT

A decreasing payment, based on three percent of the investment of new manufacturing equipment, over a five-year period.

BUSINESS LICENSE FEE REBATE

Waiver of business license fees for five years.

UTILITY CONNECTION FEE WAIVER

Waiver of connection fees equal to one-half of connection fees that are above \$10,000 but less than \$200,000.

REZONING FEE WAIVER

Waiver of rezoning fees for new or expanding businesses.

Local Contact

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

Department of Economic Development
Post Office Box 68
Prince George, Virginia 23875
(804) 733-2680

PULASKI COUNTY (1994 AND 1996)

VIRGINIA ENTERPRISE ZONES 25 & 40

Zone 1 (1994)

The first Pulaski County enterprise zone consists of 1,669 acres located adjacent to Interstate 81. The zone encompasses the Pulaski County Corporate Center and the Dublin Industrial Park. It also includes a significant amount of vacant land both public and privately owned available for development.

Local Incentives – Zone 1

REBATE OF WATER AND SEWER CONNECTION FEES

Rebate of water and sewer connection fees to zone businesses.

REDUCTION OF WATER AND SEWER CHARGES PER MONTH

Reduction of water and sewer charges for use of more than one million gallons per month.

INDUSTRIAL REVENUE BOND FINANCING

Industrial revenue bonds are available to manufacturing firms and no fees are charged to qualified businesses.

BUILDING AND EQUIPMENT FINANCING

Qualified firms within the zone can acquire buildings and equipment through the Industrial Development Authority without incurring debt.

FINANCING OF PUBLICLY OWNED LAND AND A \$2,000 JOB CREDIT

Qualified firms can receive low interest loans to purchase property in the Pulaski County Corporate Center or Dublin Industrial Park. In addition, each qualifying firm would be provided with a \$2,000 credit for each new job provided and maintained over a ten-year period.

EXPEDITED PERMIT PROCESSING

Fast-track permitting process for subdivision, zoning, and erosion control permits.

Zone 2 - New River (1996)

The second zone is located in the eastern portion of the county across the New River from the City of Radford. The 1,564-acre zone encompasses 650 acres of publicly owned industrial property. The remaining acreage is distributed among business/commercial, residential, agricultural, and parking uses.

Local Incentives – Zone 2

REAL PROPERTY TAX EXEMPTION

Ten-year exemption of up to 50 percent of real property tax for qualified businesses.

MACHINERY AND TOOLS TAX INCENTIVE

An incentive of up to 50 percent of machinery and tools tax.

REDUCTION OF WATER AND SEWER CHARGES PER MONTH

Reduction of water and sewer charges for zone businesses using more than one million gallons per month.

REBATE OF WATER AND SEWER CONNECTION FEES

Rebate of water and sewer connection fees to zone businesses.

OFF-BALANCE SHEET FINANCING

Provide to qualified zone firms the opportunity to pay for building and equipment cost over time without directly incurring debt.

INDUSTRIAL REVENUE BOND FINANCING

Industrial revenue bonds to manufacturing firms and no fees charged.

ACCELERATED DEVELOPMENT PROCESSING

Fast track permit processing for subdivision, zoning, and erosion control.

Local Contact

Contact the zone administrator for more information on local incentives and the boundaries of these zones.

County Administrator's Office
143 3rd Street, N.W., Suite 1
Pulaski, Virginia 24301
(540) 980-7705

TOWN OF PULASKI (1996)

VIRGINIA ENTERPRISE ZONE #41

The zone in the Town of Pulaski includes most of the downtown and the land south of the town railroad tracks. Of the 319.23 acres in the zone, 167 are of single-family residential use, 82 of industrial use, 55 of business and/or commercial use with the remaining land comprised of publicly owned tracts.

Local Incentives

REHABILITATED REAL ESTATE TAX EXEMPTION

A tax exemption on the increase in assessed property value resulting from rehabilitation of commercial and industrial buildings.

MACHINERY AND TOOLS TAX INCENTIVE

A three-year tax incentive based on the increase in assessed machinery and tools taxes resulting from the addition of machinery and tools used to expand existing operations and a 50 percent tax incentive on new machinery and tools placed in a new zone business.

NEW BUILDING TAX EXEMPTION

Three-year 50 percent exemption on the assessed value of a new zone building costing at least \$50,000.

BUSINESS LOAN PROGRAM

Forty percent of the town's funding for this program is designated for qualified zone businesses to provide gap financing.

WAIVER OF REZONING FEES

Waiver of all fees associated with the rezoning process for zone businesses.

WAIVER OF BUILDING PERMIT FEES

Waiver of all building permit fees up to \$300 for zone businesses.

BUSINESS OCCUPATION LICENSE FEE REBATE

Full rebate of occupational license fees for new zone businesses for the first two years of zone designation.

TEMPORARY OFFICE SPACE

Based on availability, new businesses locating in the New River Valley will be offered free and temporary office space at the New River Valley Community College.

REIMBURSEMENT OF ARCHITECTURAL AND LANDSCAPING DESIGN COSTS

The town will reimburse qualified businesses up to \$250 of their architectural design costs when rehabilitating a historic structure and \$250 of their landscaping design costs with the addition of new landscaping.

HOUSING REHABILITATION LOAN PROGRAM

Low-interest housing rehabilitation loans available to qualified zone residents.

HOUSING REHABILITATION TAX EXEMPTION

A tax exemption on the increase in assessed property value resulting from rehabilitation of qualified residential buildings.

ECONOMIC DEVELOPMENT STIMULUS PROGRAM

Special marketing effort to inform zone businesses about county-wide programs that return half of the increase in real estate and machinery and tool taxes over a ten-year period for plant expansions that create 100 new jobs.

ACCELERATED DEVELOPMENT PROCESSING

One-stop fast-track business development assistance.

SECURITY ASSISTANCE

Security audits for businesses in the zone.

Local Contact

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

Department of Economic Development

Post Office Box 660

Pulaski, Virginia 24301

(540) 994-8631

South Zone (1993)

The South zone consists of 7,268 acres bound by the James River on the north and east, the Chesterfield county line on the south, and the SCL Railroad and Chippenham Parkway on the west. The zone encompasses portions of Midlothian Turnpike and Hull Street Road. The main land uses are industrial, residential, and commercial.

East Zone (1995)

The East zone consists of 3,131 acres located in Church Hill/East End and part of Richmond's Central Business District. The East zone includes Fulton Bottom and Shockoe Bottom - the city's original industrial districts, which have flourished for centuries. The East zone contains a variety of land uses, including one of the city's oldest residential neighborhoods, Church Hill. There is also a 249-acre sub-zone in the Stony Point area. The Stony Point sub-zone includes a Class A campus style office complex in addition to developable land.

North Zone/Henrico County (1995)

This joint zone consists of 5,243 acres of which 3,621 acres falls within the City of Richmond. The zone is bound by Interstates 95 and 195 on the east and west respectively, and the James River on the south. It incorporates commercial and industrial areas near Virginia Union University, Cary Street, Azalea and Chamberlayne Avenues, and Broad Street as well as a portion of the central business district.

The Richmond North Zone is a joint zone with Henrico County and includes a sub-zone in the Nine Mile Road area of Henrico County. This joint zone consists of 5,243 acres of which 1,822 acres falls within Henrico County. The Henrico County portion of the zone includes more than 424 acres along the West Broad Street commercial corridor in addition to a 392-acre sub-zone in the Nine Mile Road area. The Nine Mile Road sub-zone is a suburban mixed-use corridor that has experienced substantial disinvestment. The sub-zone includes Highland Springs, a portion of the Nine Mile Road corridor that resembles a small downtown.

Local Incentives – Offered in all Three Richmond Zones

REAL ESTATE TAX RELIEF FOR REHABILITATED STRUCTURES

Fifteen-year exemption on the increased value of a building after rehabilitation for industrial, manufacturing, and commercial properties that are 15 years or older. The increase in value must be at least 40 percent.

BUSINESS ENTERPRISE ZONE LOAN (BEZL) PROGRAM

Multi-purpose revolving public/private loan pool providing short and long term financing to small businesses that are unable to access traditional capital.

MACHINERY AND TOOLS GRANT

A one-time grant based on the increase in the machinery and tools tax assessment up to \$2

million.

EMPLOYMENT ASSISTANCE GRANT

A one-time grant of up to \$5,000 based on job creation.

BUSINESS LOCATION GRANT

A one-time grant to businesses new to the city to cover relocation costs up to \$30,000.

DEVELOPMENT FEE REBATE

A rebate for permits associated with the renovation or construction of commercial facilities. Either the type and square footage of commercial property or the length of property vacancy prior to occupancy determines the amount of the rebate.

PUBLIC LOAN FINANCING APPLICATION FEE REBATE

A loan application fee rebate to zone businesses receiving public financing. The rebate is provided to approved loan recipients for application, first year guaranty and/or administrative fees up to a total of \$500.

VENDOR DEVELOPMENT PROGRAM

Provides emerging small businesses with technical and bonding assistance and helps them participate in the city's procurement program.

DISASTER RECOVERY GRANT

Provides repair and replacement financial assistance up to \$10,000 to each existing zone business that had an inoperable/closing period greater than five calendar days as a result of physical property damage due to a natural disaster.

RELOCATION ASSISTANCE GRANT

Provides financial assistance up to \$3,000 to businesses forced to relocate within the City as a result of physical property damage due to a natural disaster.

Local Incentives – Offered in Henrico County

ACCELERATED DEVELOPMENT PROCESSING

Fast track plan review and approval processing for major development activities within the zone.

REHABILITATION REAL ESTATE TAX EXEMPTIONS

A seven-year tax exemption on the increase in assessed property value resulting from certain rehabilitation work on commercial, industrial, and multifamily real estate.

COMMERCIAL INDUSTRIAL REHABILITATION GRANTS

Individual grants covering up to 33 percent of the renovation costs of commercial or industrial real property or \$30,000, whichever amount is lower. Individual grants may not exceed \$250,00 per year.

EMPLOYMENT AND ASSISTANCE TRAINING

Referral of qualified applicants and related training within the Capital area.

ARCHITECTURAL ASSISTANCE PROGRAM

Professional design assistance for façade and exterior improvements, including landscaping.

FIRE SAFETY SEMINARS FOR BUSINESSES

Free on-site seminars provided on a variety of fire safety topics.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

Businesses can request an in-depth analysis of existing industrial or commercial sites and proposed plans to identify steps to reduce crime.

COMMERCIAL REVITALIZATION STAFF

A hired staff of professionals will be available to provide design and technical assistance to zone businesses.

TRAINING SEMINARS FOR HIGHLAND SPRINGS BUSINESSES

Periodic training seminars and training available.

PLAN REVIEW/PERMIT FEE WAIVERS**Local Contacts**

Contact the zone administrators for more information on local incentives and the boundaries of these zones.

City of Richmond
Office of Economic Development
501 East Franklin Street, Suite 800
Richmond, Virginia 23219
804-646-5633

Henrico County
Planning Department
P.O. Box 27032
Richmond, Virginia 23273-7032
804-501-5852

ROANOKE (2004 AND 1996) VIRGINIA ENTERPRISE ZONES 5 & 42

Zone 1

Roanoke's first enterprise zone consists of 1,702.40 acres surrounding the Norfolk and Western Railroad corridor. Industrial and commercial land uses are predominant. The zone encompasses the central business district and industrial park acreage as well as a residential component.

Local Incentives – Zone 1

REHABILITATED REAL ESTATE TAX EXEMPTION

Real estate tax exemption for substantial rehabilitation, renovation, or replacement of commercial or industrial buildings, 15 years or older if specified criteria are met.

WAIVER OF WATER, FIRE, AND SEWER HOOKUP FEES

Waivers for qualified businesses based on investment in new construction or rehabilitation of an existing structure.

BUILDING FAÇADE IMPROVEMENT GRANT

Façade grant up to 33 percent of renovation costs, capped at \$25,000

LOCAL DEVELOPMENT FEE WAIVER

Waiver of local development fees to qualified businesses.

FIRE SUPPRESSION RETRO-FIT GRANT AND CONNECTION FEE REBATE

Declining five-year grant to offset costs of installing fire suppression lines in older industrial and commercial buildings to bring them up to code.

NEIGHBORHOOD/PARKS RECREATION GRANT

Grants to neighborhood associations and park improvements for beatification of neighborhoods and parks within the enterprise zone.

BUSINESS SECURITY GRANT

Grants to zone businesses to offset the cost of security measures such as lighting, vegetation, etc.

JOB TRAINING GRANTS

Employment services and training options for qualified industrial expansion or relocation.

Zone 2

Roanoke's second zone is 1,245.99 acres and contains the largest inventory of vacant industrial tracts within the city. The zone contains large quantities of industrial, business/commercial, single-family residential, local public and vacant land uses.

Local Incentives – Zone 2

REHABILITATED REAL ESTATE TAX EXEMPTION

Real estate tax exemption for substantial rehabilitation, renovation, or replacement of commercial or industrial buildings, 15 years or older if specified criteria are met.

WAIVER OF WATER, FIRE, AND SEWER HOOK-UP FEES

Waivers for qualified businesses based on investment in new construction or rehabilitation of an existing structure.

BUILDING FAÇADE IMPROVEMENT GRANT

Façade grant up to 33 percent of renovation costs, capped at \$25,000

LOCAL DEVELOPMENT FEE WAIVER

Waiver of local development fees to qualified businesses.

ARCHITECTURAL ASSISTANCE

Assistance in development of reuse projects especially those involving federal and local tax incentives to qualified businesses.

JOB TRAINING GRANTS

Employment services and training options for qualified industrial expansion or relocation.

WATER AND SEWER LINE EXTENSIONS

Available in part of Census Tract 6.98.

ARCHITECTURAL ADVISORY ASSISTANCE

Architectural advisory assistance for existing industrial facility rehabilitation and new facility construction.

Local Contact

Contact the zone administrator for more information on local incentives and the boundaries of these zones.

Department of Economic Development

111 Franklin Plaza, Suite 200

Roanoke, Virginia 24011

(540) 853-2716

ROCKY MOUNT (1994)

VIRGINIA ENTERPRISE ZONE #23

The Town of Rocky Mount enterprise zone consists of 319 acres and encompasses the central business district corridor, businesses along North and South Main Street, in addition to the Rocky Mount Industrial Park. Predominant land uses in the zone are residential and commercial, with some industrial sites.

Local Incentives

REHABILITATED REAL ESTATE TAX EXEMPTION

A five-year exemption on the increased assessed property value to qualified businesses.

PERSONAL PROPERTY TAX EXEMPTION

A five-year exemption on the increased personal property value to qualified businesses.

FEE WAIVERS

Waiver of town permitting fees, sewer and water hook-up fees.

FACADE RENOVATION LOANS

Low interest rates loans for facade renovation.

RESIDENTIAL REHABILITATION LOANS

Low interest rates loans for rehabilitating residential property.

BUSINESS LICENSE FEE REBATES

Rebate of business license fees to qualified businesses.

JOB TRAINING ASSISTANCE

Special job training programs for zone businesses.

Local Contact

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

Assistant Town Manager
345 Donald Avenue
Rocky Mount, Virginia 24151
(540) 483-0907

SALTVILLE/SMYTH COUNTY (2004)

VIRGINIA ENTERPRISE ZONE #6

This joint zone consists of 970 acres (351 acres in Saltville and 619 acres in Smyth County). The Saltville portion of the zone includes the downtown commercial area, key manufacturing facilities within the town limits, and other industrial operations.

The Smyth County portion of the zone, known as Midway, contains predominantly commercial and agricultural land uses and consists mostly of undeveloped land. The county's portion of the zone is in close proximity to Interstate 81.

Jointly Offered Local Incentives

REHABILITATED REAL ESTATE TAX EXEMPTION

Nine-year decreasing exemption (from both town and county taxes) on the increase in assessed property value resulting from certain rehabilitation of commercial or industrial real estate.

ECONOMIC STIMULUS GRANT

A three-year grant to companies that make new machinery and equipment investments and create new jobs.

WATER AND SEWER FEE REDUCTION

Five-year decreasing credit on sewer and water bills for qualified businesses.

LOAN ASSISTANCE

In-kind assistance to zone businesses so that they can take advantage of state and regional low-interest loan funds.

TRAINING ASSISTANCE

Assistance to zone businesses in the form of job fairs, pre-employment training sessions, free advertising on the localities websites as well as assistance in locating additional training and recruitment resources.

Saltville Local Incentives

BUSINESS PROFESSIONAL AND OCCUPATIONAL LICENSE (BPOL) TAX CREDITS

Five-year decreasing credit on BPOL taxes of qualified businesses.

BROADBAND ACCESS CONNECTION

Town will reimburse business up to 50 percent of the cost to bring off-site fiber connectivity to the building, not to exceed \$2,000.

TOURISM MARKETING MINI-GRANT

Up to \$1,000 reimbursement grant for tourism-related businesses to spend toward marketing expenses.

DOWNTOWN REVITALIZATION GRANT/LOAN

Mini-grant up to \$1,000 to pay for storefront improvements for businesses located in the zone with an additional \$1,000 in low-interest loan funds to qualified businesses.

Smyth County Local Incentive**BUILDING PERMIT FEE WAIVER**

The county will waive all building permit fees for the construction or renovation of commercial or industrial buildings within the zone, not to exceed \$2,000.

Local Contact

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

Town Manager's Office
Post Office Box 730
Saltville, Virginia 24370
(276) 496-5342

SCOTT COUNTY (1996)

VIRGINIA ENTERPRISE ZONE #43

Scott County's zone is located in the western part of the county near the Lee-Scott county line at the intersection of US 23 and Route 58/421. It encompasses the Duffield Industrial Park, a joint venture by the Counties of Lee, Scott, and Wise and the City of Norton. Of the 3,840 acres in the zone, 79 percent is agricultural or undeveloped land.

Local Incentives

REAL ESTATE AND MACHINERY AND TOOLS TAX INCENTIVE

Incentive against real estate and machinery and tools taxes based on new job creation and wage rate levels.

WAIVER OF BUILDING PERMIT FEES

Waiver of building permit fees based on new job creation.

REDUCTION ON COST OF REAL ESTATE PROPERTY

Reduction in asking price on a per acre basis of industrial real estate based on jobs per acre and wage rate levels.

WAIVER OF INSTALLATION FEES FOR INTERNET ACCESS

Waiver of installation fees for internet access through MountainNet.

USE OF RELEASE TIME OR TRAINING COSTS IN WAGE RATE CALCULATION

Any release time or monies spent on education or training can be calculated into the average wage rate level for that employee.

CUSTOMIZED TRAINING

Provide customized training and free Test of Adult Education assessments upon request.

Local Contact

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

Economic Development Office
112 Water Street, Suite 1
Gate City, Virginia 24251
(276) 386-6521

SMYTH AND WASHINGTON COUNTIES, CHILHOWIE AND GLADE SPRING (2000) VIRGINIA ENTERPRISE ZONE #51

This joint zone consists of two noncontiguous areas totaling 6,068 acres (2,583 acres in Smyth County, 2,876 acres in Washington County, 320 acres in the Town of Chilhowie, and 289 acres in the Town of Glade Spring). The main zone begins in just west of Seven Mile Ford in Smyth County to Glade Spring in Washington County. The Glade-Highlands Industrial Park is located within the main zone. The satellite zone is located between Abingdon and Bristol and contains the Bristol-Washington County Industrial Park. Both zones run parallel to Interstate 81 and contain industrial, commercial, residential, and vacant land.

Jointly Offered Local Incentives

REAL ESTATE REHABILITATION TAX EXEMPTION

A nine-year decreasing exemption on the increase in assessed property value resulting from rehabilitation of older commercial or industrial real estate. Available for structures 15 years and older in Smyth County and Chilhowie and structures 25 years and older in Washington County and Glade Spring.

Smyth County Local Incentives

ECONOMIC STIMULUS GRANT

A three-year grant provided to companies that make new machinery and equipment investments and create new jobs.

BUILDING PERMIT FEE WAIVER

Waiver of building permit fees for industrial and commercial buildings.

TARGETED TECHNICAL ASSISTANCE FOR APPAREL COMPANIES

Provision of special attention and assistance to existing apparel/ textile companies in the zone.

Chilhowie Local Incentives

WATER AND SEWER FEE CREDITS

Five-year declining credit against water and sewer fees based on number of new jobs created for new and expanding businesses.

WATER AND SEWER HOOK-UP FEE WAIVER

Waiver of fee to connect water and sewer for new businesses locating in the zone.

BUSINESS, PROFESSIONAL, AND OCCUPATIONAL LICENSE (BPOL) TAX CREDIT

Five-year declining credit on BPOL tax for businesses creating new jobs in the zone.

Washington County Local Incentives

BUILDING PERMIT AND REZONING FEE WAIVER

Building permit fees and rezoning fees waived for Class IV construction and rehabilitation of commercial and industrial structures.

WAIVER OF APPLICATION FEES FOR INDUSTRIAL REVENUE BOND FINANCING

Waiver of application fees for industrial revenue bond financing based on amount being issued.

REDUCTION IN PURCHASE PRICE OF IDA LAND

IDA property will be sold at lower costs for businesses meeting certain hiring, wage rate, and investment levels.

Glade Spring Local Incentives

BUSINESS, PROFESSIONAL, AND OCCUPATIONAL LICENSE (BPOL) TAX CREDIT

Five-year declining credit on the BPOL tax for businesses creating new jobs in the zone.

Local Contact

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

Mount Rogers Planning District Commission

1021 Terrace Drive

Marion, Virginia 24354

(276) 783-5103

STAUNTON (1990)

VIRGINIA ENTERPRISE ZONE #17

The Staunton enterprise zone consists of 567.77 acres along the West Beverly Street corridor from the western corporate limits through the central business district (CBD) with the addition of the Greenville Avenue corridor. The zone is largely commercial with some industrial use. The zone also has a significant residential component with much upper story housing development in the CBD, as well as other single-family, duplex, and multifamily units throughout the zone.

Local Incentives

REHABILITATED REAL ESTATE TAX EXEMPTION

Five-year tax exemption on the increase in assessed property value from rehabilitation of commercial or industrial real estate for qualified businesses.

MACHINERY AND TOOLS TAX INCENTIVE

Five-year incentive against the machinery and tools tax to qualified businesses.

BUSINESS, PROFESSIONAL AND OCCUPATIONAL LICENSE (BPOL) FEE REBATES

Five-year 100 percent rebate of BPOL fees to qualified businesses.

CITY PERMIT FEE WAIVERS

Waiver of fees for businesses for the following permits: building, renovation, plumbing, electrical, mechanical, sign, special use, rezoning and water and sewer connections.

LOW INTEREST LOAN POOL FOR PHYSICAL IMPROVEMENTS

Low interest loans to qualified businesses for certain physical improvements.

UTILITY TAX WAIVER

Five-year waiver of local utility tax for qualified businesses.

FACADE AND SIGNAGE DESIGN ASSISTANCE

Reduced costs design assistance to property owners.

FEDERAL REHABILITATION TAX CREDIT ASSISTANCE

Assistance in applying for federal rehabilitation tax credits for qualified structures.

Local Contact

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

Department of Economic Development
Post Office Box 58
Staunton, Virginia 24402
(540) 332-3869

SUFFOLK (1990)

VIRGINIA ENTERPRISE ZONE #18

This zone consists of 3,310 acres encompassing a blend of land uses. Included are the downtown, an industrial area containing peanut processing and storage facilities, and an older residential neighborhood that has state and federal historic district designation. The predominant land uses in the zone are residential, industrial, agricultural or undeveloped, and commercial.

Local Incentives

REHABILITATED REAL ESTATE TAX EXEMPTION

Exemption on the increase in assessed property value resulting from certain rehabilitation of commercial, industrial or residential real estate.

MACHINERY AND TOOLS TAX INCENTIVE

Five-year decreasing incentive against the machinery and tools tax to qualified businesses.

BUILDING PERMIT FEE REDUCTION

One-year 50 percent reduction of building permit fees to qualified businesses.

BUSINESS, PROFESSIONAL AND OCCUPATIONAL LICENSE (BPOL) TAX EXEMPTION

Five-year decreasing exemption from BPOL tax to qualified businesses.

LOCAL UTILITY TAX REDUCTION

Five-year decreasing reduction in the local utility tax to qualified businesses.

BUSINESS SECURITY ASSISTANCE

Security audits for businesses.

Local Contact

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

Department of Economic Development
127 East Washington Street, Suite 200
Suffolk, Virginia 23434
(757) 923-3620

TAZEWELL COUNTY (1996)

VIRGINIA ENTERPRISE ZONE #44

Tazewell County's zone is composed of two noncontiguous areas, Bluefield and Wardell, which total 2,800 acres. The Bluefield area is located in the eastern end of the county near the Route 460 bypass and is adjacent to the corporate limits of the Town of Bluefield. The Wardell area is located in the western end of Tazewell and is adjacent to Southwest Virginia Community College. Each area contains large tracts of unused public or agricultural land.

Local Incentives

IDA GRANT--REAL ESTATE

Three-year grant of up to 100 percent of the real estate tax based on the number of jobs created.

IDA GRANT--MACHINERY AND TOOLS

Three-year grant of up to 100 percent of the machinery and tools tax based on the number of jobs created.

REHABILITATED REAL ESTATE TAX EXEMPTION

Three-year exemption of up to 100 percent of real estate tax based on the number of jobs created.

Local Contact

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

Office of Economic Development
320 E. Main Street
Tazewell, Virginia 24651
(276) 988-1270

WARREN COUNTY (1996)

VIRGINIA ENTERPRISE ZONE #45

This 1,199.65-acre zone is located in the northern half of Warren County just three miles north of the Town of Front Royal. It is bound by the Virginia Inland Port, US Route 340/522 north, Norfolk and Western rail line, and State Route 661.

Local Incentives

To qualify for these incentives, businesses must invest at least \$2.5 million and create 25 jobs.

BUSINESS AND OCCUPATIONAL LICENSE FEES

A five-year decreasing exemption of business and occupational license fees for businesses.

REBATE ON BUILDING PERMIT, ZONING, AND PLANNING FEES

A rebate of 50 percent of all planning, zoning and building permit fees for work done in first five years of location within the zone.

ACCELERATED REVIEW PROCESS

An accelerated review and approval process for necessary approvals and permits.

FINANCIAL PACKAGING ASSISTANCE

Assistance with financial packages and grant applications.

LABOR POOL INFORMATION

Available labor pool information provided to businesses.

Local Contact

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

Warren County EDA
Post Office Box 445
Front Royal, Virginia 22630
(540) 635-2182

WAYNESBORO (1988)

VIRGINIA ENTERPRISE ZONE #14

The Waynesboro enterprise zone consists of 604 acres along the South River. The zone includes the central business district and substantial industrial acreage. Industrial and commercial land uses predominate, although the zone encompasses several residential areas. Developable acreage is available throughout the zone.

Local Incentives

BUSINESS AND PROFESSIONAL OCCUPATIONAL LICENSE FEE REBATE

Five-year decreasing rebate of business and professional occupational license fees to qualified businesses.

CITY PERMIT FEE WAIVER

Waiver of fees for businesses and multi-family developments for the following city permits: building, zoning and development for renovations or new construction costing \$25,000 or more.

WATER AND SEWER CONNECTION FEE WAIVERS

Waiver of water and sewer connection fees for businesses and multi-family developments for renovations or new construction costing \$25,000 or more.

RENTAL REHABILITATION PROGRAM

Fifty percent grants available to qualified properties for rehabilitation.

LOAN PACKAGING AND TECHNICAL ASSISTANCE

Loan packaging and technical assistance for businesses located within the zone.

EMPLOYMENT AND TRAINING ASSISTANCE

Employment and training service for businesses.

Local Contact

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

Office of Economic Development
Post Office Box 1028
Waynesboro, Virginia 22980
(540) 942-6779

WISE COUNTY (2000)

VIRGINIA ENTERPRISE ZONE #52

The Wise County enterprise zone consists of two non-contiguous areas. The larger area contains 3,136 acres. Within this area is the 300-acre Lonesome Pine Regional Business and Technology Park, which is adjacent to Lonesome Pine Airport. The smaller area contains 550 acres and is adjacent to the Town of Coeburn.

Local Incentives

BUILDING PERMIT FEE WAIVERS

Waiver of building permit fees to qualified businesses based on new job creation.

REDUCTION IN PER-ACRE LAND PRICE

For property in the Business and Technology Park and the Toms Creek/ Dale Ridge site based on number of jobs per acre and wage rate levels.

REDUCTION IN COSTS ASSOCIATED WITH PREPARING SITES FOR CONSTRUCTION

Sites at the Business and Technology Park and Toms Creek/ Dale Ridge site will be prepared at reduced or no cost, based on performance agreements.

REAL ESTATE AND MACHINERY AND TOOL TAX INCENTIVES

Ten-year decreasing incentives against the real estate and machinery and tools taxes based on the number of new jobs created.

CUSTOMIZED TRAINING

Customized training and regular course of study through University of Virginia's College at Wise and Mountain Empire Community College, as needed.

Local Contact

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

County Administrator's Office
Post Office Box 570
Wise, Virginia 24293
(276)-328-2321